

\$1,950,000 - 22601 Ranch Road 12, Dripping Springs

MLS® #3298824

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 7.16 Acres

Jn Hallford Surv Abs #551, Dripping Springs,
TX

Prime Commercial Opportunity awaits on this expansive 7.1-acre tract, strategically located within the Dripping Springs ETJ. This property, boasting a prominent frontage on Ranch Road 12, is not only Ag Exempt but also fully entitled and permitted for a massive 42,000 sq.ft. of flex commercial space, primed and ready for construction. One 6,256sqft building is already being constructed, will be left as Shell Space stage, finish out is negotiable. Essential utilities are in place, with both well water and power readily available, as well as a recently installed fully engineered septic system to accommodate the entire site plan. The land is meticulously cleared, with the beauty of select majestic oak trees preserved to accentuate its natural charm. Included in this prime offering are fully engineered development/site plans and foundation plans. Seize this unparalleled chance to shape your commercial vision on a prime plot with extensive potential.

Built in 2023

Essential Information

MLS® #	3298824
Price	\$1,950,000
Bathrooms	0.00
Acres	7.16
Year Built	2023
Type	Commercial



Sub-Type	Industrial
Status	Active

Water Feature/View

View	None
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Community Information

Address	22601 Ranch Road 12
Area	HD
Subdivision	Jn Hallford Surv Abs #551
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Water Available
Parking	None

Interior

Interior	See Remarks
Heating	None

Additional Information

Date Listed	November 3rd, 2023
Days on Website	374
Days on Market	601

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